AXIOM ARCHITECTS //

6125 – PREMIER INN MANCHESTER AIRPORT HOTEL, RUNGER LANE NORTH, RUNGER LANE, WILMSLOW OLD ROAD, MANCHESTER.

Design and Access Statement.

26th September 2024

1. INTRODUCTION.

1.1. THE APPLICATION.

This Design and Access Statement forms part of an Application for Lawful Development Certificate submission for the removal and replacement of existing cladding systems at Premier Inn Manchester Airport Hotel, Runger Lane North, Runger Lane, Wilmslow Old Road, Manchester, M90 5DL.

The application is submitted on behalf of Whitbread.

1.2. DRAWINGS.

The application is accompanied by the following drawings which have been prepared by Axiom Architects LLP.

- P100 Block Plan and Site Location Plan
- P101 A Existing Elevations Sheet 1 of 2
- P102 A Existing Elevations Sheet 2 of 2
- P103 A Proposed Elevations Sheet 1 of 2
- P104 A Proposed Elevations Sheet 2 of 2

2. THE PROPERTY.

2.1. PREMIER INN MANCHESTER AIRPORT HOTEL, RUNGER LANE NORTH.

Premier Inn Manchester Airport Hotel, Runger Lane North is located between the M56 to the Northwest and Manchester Airport to the Southeast and is within proximity of Manchester City Centre.

The hotel has 165 rooms, which are arranged over seven floors.

Reception, restaurant and back of house areas are located on the ground floor.

Visitors access is via the main entrance, located along the Northwest elevation and is accessed from the hotel car park.

Delivery access is located along the Northwest elevation, also accessed via the hotel car park.

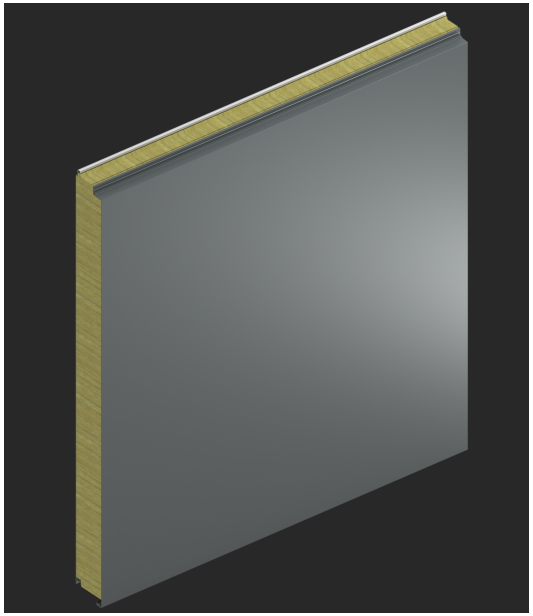
The building is curved with two wings of hotel rooms arranged around a central staircase and entrance.

The building rises to 7 storeys in height, with the top accommodation floor being 17.5m above ground level.

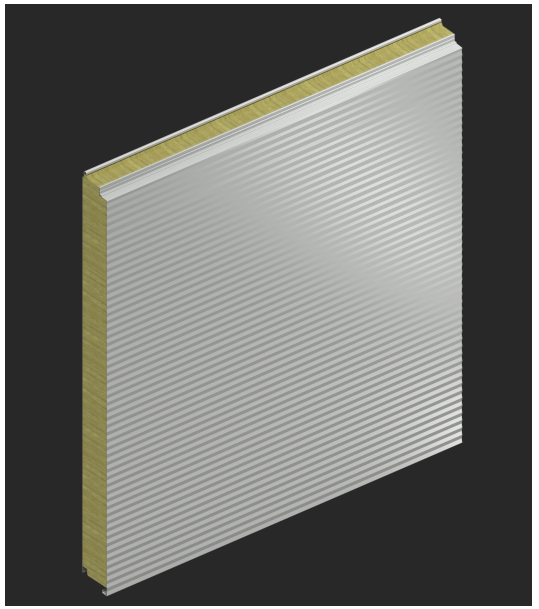
3. IMAGES.



View of Premier Inn Manchester Airport Hotel, Runger Lane North, West elevation.



View of a new Mineral Wool insulated Kingspan K-Roc Evolution mineral wool insulated metal cladding panels system with a flat finish.



View of a new Mineral Wool insulated Kingspan K-Roc AWP mineral wool insulated metal cladding panels system with a Micro Rib finish.

4. DESIGN.

4.1. THE PROPOSALS.

It is proposed to replace the existing combustible material on the building with materials that have non-combustible properties. The extent of the proposed works consists of installation of new mineral wool insulated metal sandwich cladding panels with a flat or Micro Rib finish and to replace the existing PIR insulated glass spandrel infill panels with new mineral wool insulated glass spandrel panels.

The existing building aesthetics will not be affected by the proposed adaptations to the building fabric.

4.2. MATERIALS AND COLOURS.

It is proposed to replace the existing PIR insulated metal sandwich cladding panels with new metal mineral wool insulated metal sandwich cladding panels

The intention is for the new mineral wool insulated metal sandwich cladding panels to match in appearance and colour the existing PIR insulated metal sandwich cladding panels.

Existing and proposed colours are as shown below and on the attached application submission drawings.



In addition to the above, it is also proposed to replace the existing PIR insulated glass spandrel panels with new mineral wool insulated glass spandrel panels. Colour and appearance of these glass spandrel panels will not be affected by the proposals.

4.3. ACCESS.

Existing access arrangements will be retained and are unaffected by the proposals presented within this application.

4.4. LANDSCAPING.

Existing hard and soft landscaping will be retained and are unaffected by the proposals presented within this application.

5. CONCLUSION.

The proposed remedial works to the existing facades of Premier Inn Manchester Airport Hotel, Runger Lane North will provide enhanced fire safety measures whilst retaining the existing building aesthetic.

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